172.0	0003	0006.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 515,300 / 515,300
					USE VALUE: 515,300 / 515,300
					ASSESSED: 515,300 / 515,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-A	LANARK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARSON LISA
Owner 2:	
Owner 3:	
Street 1:	15A LANARK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SANTOSPAGO KAREN/ANDREW -
Owner 2:	-
Street 1:	15A LANARK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,430 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Vinyl Exterior and 880 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2430.000	170,300		345,000	515,300
Total Card	0.056	170,300		345,000	515,300
Total Parcel	0.056	170,300		345,000	515,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 585.57 | /Parcel: 585.5

Legal Description

User Acct 113816

GIS Ref

GIS Ref

Insp Date 11/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 172.0-0003-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	170,500	0	2,430.	345,000	515,500	515,500	Year End Roll	12/18/2019
2019	101	FV	151,800	0	2,430.	340,100	491,900	491,900	Year End Roll	1/3/2019
2018	101	FV	151,800	0	2,430.	261,200	413,000	413,000	Year End Roll	12/20/2017
2017	101	FV	151,800	0	2,430.	246,400	398,200	398,200	Year End Roll	1/3/2017
2016	101	FV	145,900	0	2,430.	226,700	372,600	372,600	Year End	1/4/2016
2015	101	FV	138,300	0	2,430.	211,900	350,200	350,200	Year End Roll	12/11/2014
2014	101	FV	138,300	0	2,430.	195,200	333,500	333,500	Year End Roll	12/16/2013
2013	101	FV	138,300	0	2,430.	195,200	333,500	333,500		12/13/2012

!13299!

PRINT

Date	Time
12/11/20	03:16:47

LAST REV

Date	Time
02/19/19	13:36:31
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13299

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOSPAGO KARE	65913-492		8/14/2015		452,000	No	No		
HAWKES CATHERIN	51318-584		6/17/2008		322,500	No	No		
PATTEN DAVID W/	30311-338		6/18/1999		190,000	No	No		
MORASH THERESA	24630-89		6/20/1994		143,500	No	No		Y

USER DEFINED

Prior Id # 1:	113816
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2008	828	Re-Roof	3,630					
5/5/2000	366	Wood Dec	5,000	C				REMOVE STOOP-ADD 8

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
10/27/2008	Meas/Inspect	345	PATRIOT
12/10/1999	Meas/Inspect	256	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2430		Sq. Ft.	Site		0	70.	2.03	6									345,031						345,000	

Total AC/HA: 0.05579 | Total SF/SM: 2430 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 345,031 | Spl Credit | Total: 345,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	8 - Plyw Panel		
Sec Int Wall:	2 - Plaster	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.95060194
Adj $ / SQ:	166.831
Other Features:	60300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	231415
Depreciation:	61094
Depreciated Total:	170321

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

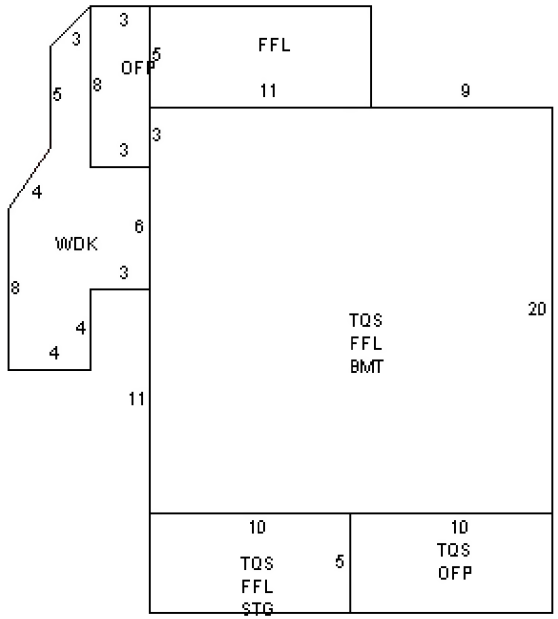
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.83
Special Features:	0	Val/Su Net:	115.46
Final Total:	170300	Val/Su SzAd	193.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	505	166.830	84,249
BMT	Basement	400	50.050	20,020
TQS	3/4 Story	375	166.830	62,561
OFP	Open Porch	74	36.880	2,729
WDK	Deck	71	15.210	1,080
STG	Storage	50	9.510	475

Net Sketched Area:	1,475			Total:	171,114
Size Ad	880	Gross Are	1600	FinArea	880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

172.0-0003-0006.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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